

113.0

0004

0013.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
676,200 / 676,200  
676,200 / 676,200  
676,200 / 676,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LAMONTAGNE COLETTE E	
Owner 2:	
Owner 3:	

Street 1: 108 NEWLAND ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: GREGG SARA R -	
Owner 2: MCKEEN MICHAEL L -	
Street 1: 108 NEWLAND ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	
Cntry:	
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1266 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4142	Sq. Ft.	Site			0	70.	1.31	6									380,981						381,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4142.000	295,200		381,000	676,200		
Total Card	0.095	295,200		381,000	676,200	Entered Lot Size	
Total Parcel	0.095	295,200		381,000	676,200	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	534.12	/Parcel: 534.12	Land Unit Type:	

Total Card / Total Parcel  
676,200 / 676,200  
676,200 / 676,200  
676,200 / 676,200

Patriot Properties Inc.

18784!

## PRINT

Date	Time
12/30/21	07:55:13

## LAST REV

Date	Time
09/27/18	11:45:37

apro

8784

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 15 - Old Style	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Good	A Bath:	Rating:									10	OSP (100)	9	10	7							
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:																				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																				
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES		Kits: 1	Rating: Good									1st Res Grid   Desc: Line 1   # Units 1											
Color: GRAY	View / Desir:	A Kits:	Rating:	Fpl:	Rating:									Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L
GENERAL INFORMATION				CONDO INFORMATION				Location:				Other													
Grade: C - Average	Year Blt: 1931	Eff Yr Blt:	Alt LUC:	Total Units:	Floor:					Upper															
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	% Own:	Name:					Lvl 2															
INTERIOR INFORMATION				DEPRECIATION				Additions:				Lvl 1													
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Phys Cond: GD - Good	18. %	Kitchen:					Lower																
Sec Int Wall:	Partition: T - Typical	Functional:	%	Baths:																					
Prim Floors: 3 - Hardwood	Override:	Economic:	%	Plumbing:																					
Sec Floors:	Total:	Special:	%	Electric:																					
Bsmnt Flr: 12 - Concrete	CALC SUMMARY			Heating:																					
Subfloor:	Basic \$ / SQ: 135.00			General:																					
Bsmnt Gar: 1	Size Adj.: 1.35000002			COMPARABLE SALES																					
Electric: 3 - Typical	Const Adj.: 0.98000199			Rate	Parcel ID	Typ	Date	Sale Price																	
Insulation: 2 - Typical	Adj \$ / SQ: 178.605																								
Int vs Ext: S	Other Features: 80500																								
Heat Fuel: 2 - Gas	Grade Factor: 1.00																								
Heat Type: 5 - Steam	NBHD Inf: 1.00000000																								
# Heat Sys: 1	NBHD Mod:																								
% Heated: 100	LUC Factor: 1.00																								
Solar HW: NO	Adj Total: 362601																								
% Com Wal	Depreciation: 67444																								
Depreciated Total: 295157																									
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																			
SPEC FEATURES/YARD ITEMS				Juris. Factor:																					
				Special Features: 0																					
				Final Total: 295200																					
				Val/Su Net: 129.76																					
				Val/Su SzAd: 228.62																					
				PARCEL ID 113.0-0004-0013.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:													